

ORDINANCE NO. _____

1 AN ORDINANCE amending Section 27.81.010 of the Lincoln Municipal Code
2 relating to General Regulations of the Zoning Code to require the drainage and grading plan to
3 include preservation of the minimum flood corridor; and repealing Section 27.81.010 of the Lincoln
4 Municipal Code as hitherto existing.

5 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6 Section 1. That Section 27.81.010 of the Lincoln Municipal Code be amended to read
7 as follows:

8 **27.81.010 General Regulations.**

9 The following general regulations shall apply to all zoning districts:

10 (a) Except as otherwise provided in this title, no building shall be erected, converted,
11 enlarged, reconstructed, or structurally altered, nor shall any structure or land be used:

12 (1) Except for a purpose permitted in the district in which the structure or land
13 is located;

14 (2) Except in conformance with the height and minimum lot requirements, and
15 the parking and sign regulations, and any other applicable requirements of the district in which the
16 structure or land is located.

17 (b) The minimum yards and other open spaces, including lot area per family, required
18 by this title for each and every building at the time of passage of this title or for any building
19 hereafter erected shall not be encroached upon or considered as yard or open space requirements for
20 any other buildings, nor shall any lot area be reduced beyond the district requirements of this title.

1 (c) There shall be no grading or disturbance of any land one acre or greater in size, except
2 for tilling, cultivation, or agriculturally related conservation practices without first submitting a
3 drainage and grading plan to the Director of Public Works and Utilities setting forth the requirements
4 of the design standards applicable to stormwater management, erosion, and sedimentation control,
5 ~~and including the preservation of minimum~~ flood corridors, and obtaining approval of said plan;
6 provided, however, that the requirement to preserve a minimum flood corridor will not apply to
7 property within a subdivision approved prior to ~~the effective date of this ordinance~~ March 8, 2000.
8 The required grading and drainage plan may be waived by the Director of Public Works and Utilities
9 upon submittal of a written request for such waiver stating that the grading or land disturbance is
10 conducted as part of agricultural operations, that the land will remain in agricultural use for a period
11 not less than three years, and that grading or land disturbance for any other purposes shall not be
12 conducted prior to submitting and obtaining approval of a grading and drainage plan as required by
13 this section.

14 (d) Every building hereafter erected or structurally altered shall be located on a lot as
15 herein defined and in no case shall there be more than one main building on one lot except as
16 otherwise provided in Chapters 27.65 and 27.71.

17 (e) All inhabited or occupied mobile homes shall conform to one of the following:

18 (1) Used as a dwelling and located in a mobile home court or mobile home
19 subdivision operating under a valid special permit in conformance with Chapter 27.63;

20 (2) Used as a dwelling associated with a farm;

21 (3) Used as a temporary office or shelter incidental to construction or
22 development on the premises on which the mobile home is located; or

1 (4) One mobile home may be used as an office in any mobile home court or
2 mobile home subdivision operating under a valid special permit in conformance with Chapter 27.63;
3 provided, the mobile home used as an office is located on an approved mobile home space or lot and
4 such office is used only for conducting the business of the mobile home court or subdivision in
5 which the office is located. Said mobile home may also be used as a dwelling.

6 (5) One mobile home may be used as an office in any campground operating
7 under a valid special permit in conformance with Chapter 27.63; provided, the mobile home is used
8 only for conducting the business of the campground. Said mobile home may also be used as a
9 dwelling for the campground manager.

10 A mobile home not in conformance with one of the above shall not be occupied or inhabited;
11 nor shall it be connected to utilities, except when being displayed for sale by a dealer or
12 manufacturer.

13 (f) If a single building or lot is located in two or more zoning districts, each part of the
14 building or lot shall comply with the regulations of the district in which it is located, except as
15 provided in Chapter 27.05 or Chapter 27.75.

16 Section 2. That Section 27.81.010 of the Lincoln Municipal Code as hitherto existing
17 be and the same is hereby repealed.

18 Section 3. That this ordinance shall take effect and be in force from and after its
19 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2004:

Mayor